

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **May 13, 2015 6:00 pm**

5
6 **Attendance:**

7 Chairman: Larry Raymond
8 Members: Kirk Allen, Robert James, Sherman Sanders
9 Alternates: Wendy Simmons
10 Excused: Heather Hansen
11

12 **Approval of the Minutes:**

13 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of April 22, 2015.

14 **Motion to approve the minutes with the following corrections: S Sanders, second – K Allen**

- 15
 - Page 2, line 5 – may need to be rezoned.

16 **Vote: Yea: K Allen, R James, L Raymond, S Sanders, W Simmons**

17 **Nay: None**

18 **Abstained: None**

19 **Excused: None**
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- 21
 - Jeff Baldwin from City Council commented on the proposed traffic corridor plan. He complimented the Planning Commission for their work and felt they were on target with future traffic flows.
 - K Allen said there is still work to be done, but it can be done in conjunction with the corridor plan.

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25 **Study Items:**

26 **Item No. 1.** The Providence City Planning Commission will discuss possible amendments for the zoning element of
27 the Providence City general plan; including the zoning districts for future annexation and future rezone of existing
28 districts.

- 29
 - L Raymond said the last time the plan was done was back in 2001. There have been a lot of changes since that time. The plan needs to be revised more frequently.
 - J Baldwin commented that having a mixed housing zone could be done and done very well. He asked S Bankhead if a mixed use could be a conditional use to some of the residential zones.
 - S Bankhead said it could be done as long as the conditional use criteria are well defined and there were guidelines in place.
 - K Allen said density percentages could be used as a guideline/condition. Trails, bike paths and green spaces could be incorporated into these types of zones.
 - S Bankhead said there is a development plan that is an overlay zone where the developer presents an idea to the city, similar to what is being discussed, it goes forward in a different process that a standard sub-development. But it could be looked at and revised so it isn't so cost prohibitive. She will email the code to the commissioners so they can review it.
 - L Raymond said if the City wanted to annex land east of the deer fence, then the annexation plan would have to be revised.
 - S Bankhead said perhaps now is the time to look at the overall general plan and see if there aren't areas that may need to be considered for future annexations into Providence.
 - L Raymond felt all areas around the City of Providence should be considered for future zoning.
 - Neighborhood commercial was discussed.
 - S Sanders asked if flexible zoning could be set up as its own zone or would it be allowed in all zones. He felt it could work in all areas.
 - K Allen commented that some of the commercial businesses that are currently located in residential zones would do much better if they were located in a commercial zone.
 - R James said all this is driven by what is in Title 10, Chapter 6. Mixed zones could be addressed in that part of the code.
 - S Bankhead said there was a discussion in executive staff meeting and currently recreation/entertainment is allowed in the commercial general district. Recreation and entertainment really needs to be defined for the City of Providence. The use chart needs more definition in some areas. Parks with tennis courts are

1 allowed in residential areas all the time, but a privately owned tennis court in a residential area would not
2 be allowed. The use chart should be revised.

- 3 • R James recommended starting with Title 10, Chapter 4. That way each zone's intended concept can be
4 identified. Then the use chart can be addressed.
- 5 • L Raymond said the commission will start with definitions first, then areas for zoning and annexations.
- 6 • S Bankhead said a lot of people don't understand the zone for future annexation and the changing of
7 existing zones for the future.
- 8 • K Allen asked about medium density zones.
- 9 • S Bankhead said medium density and high density are defined by units per acre. Multi-family medium
10 density is 12 units/acre and high density is 18 units/acre. Providence is fortunate in that we have nice
11 multi-family areas.

12
13 Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will study proposed
14 amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking
15 Regulations.

- 16 • R James had comments on the landscaping. Section C-8 xeriscaping – asked if this was added to
17 encourage the use of xeriscaping. A clear definition needs to be added, such as low-water usage
18 landscape.
- 19 • S Bankhead said this was added to define what xeriscaping is in an effort to avoid zero-scape or no
20 landscaping.
- 21 • R James – Section C-12 – he would like to see specific numbers on the minimum (10) and maximum (50).
22 Buffer zones – minimum 10' buffer is required. Landscape buffers need to be defined according to usage
23 and purpose regarding zones. Buffer heights were discussed. S Bankhead will rewrite to define overall
24 landscaping and landscape buffers.
- 25 • S Sanders said maintenance also needs to be covered in buffer zones. Perhaps a maintenance clause.
- 26 • K Allen said it is covered in 10-8-5C.
- 27 • R James - 13.D, change ration to ratio.
- 28 • R James asked about removal of all requirements for architects, landscape architects, etc., in 16. Was
29 something added elsewhere?
- 30 • S Bankhead said perhaps it should say "at the request of the ALUA the following stamps may be required:"
- 31 • K Allen asked about adding "at the discretion of the city a final landscape plan may be required from a
32 Utah licensed architect".
- 33 • R James felt it should be added in 16 and 16F.
- 34 • L Raymond noted a few grammatical errors that need to be corrected.
- 35 • K Allen asked about referrals to parking spaces and the verbiage handicapped vs. individuals with
36 disabilities. He would like to see parking for individuals with disabilities.
- 37 • S Bankhead said the proposed code amendment will be an action item next meeting.

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39 Item No. 3. Proposed Code Amendment. The Providence City Planning Commission will study proposed
40 amendments to Providence City Code 10-8-3 allowing attached uncovered decks to extend into the rear setback.

- 41 • S Bankhead said lately there have been a lot of questions on decks; that is why this is on the agenda
42 tonight.
- 43 • This will go to public hearing next meeting.

44
45 Item No. 4. Proposed Code Amendment. The Providence City Planning Commission will study proposed
46 amendments to Providence City Code 10-5 regarding hazard slope zones, engineering geotechnical report, and
47 disclosures of other natural hazards.

- 48 • S Bankhead - changes to 10-8-5: This is on the agenda because when land was mined in the Highlands an
49 emergency ordinance was passed as a matter of health and safety. However, it was a temporary
50 ordinance and the time limit has expired. It now needs to be made a permanent ordinance and go
51 through the proper process. This will require a public hearing with a recommendation being made to the
52 City Council.
- 53 • L Raymond would like to see the original rise and fall of the land specified. He feels it should be included
54 in steep slopes.

1 **Staff Reports:** Any items presented by Providence City Staff will be presented as informational only.

2 • S Bankhead:

- 3 ○ There will be a notice in the paper for a public hearing next week on a rezone at 325 West across
4 the street from Meadow Ridge Park.
5 ○ Larry Hogge has also resigned so any suggestions for a commissioner should be given to the
6 mayor. Wendy Simmons will move from alternate to regular voting member of the Commission.
7

8 **Commission Reports:** Items presented by the Commission Members will be presented as informational only; no
9 formal action will be taken.

- 10 • No commission reports tonight.

11 **Motion to adjourn: R James, second – W Simmons**

12 **Vote: Yea: K Allen, R James, L Raymond, S Sanders, W Simmons**

13 **Nay: None**

14 **Abstained: None**

15 **Excused: None**
16

17 Minutes recorded and prepared by C Craven.
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21 _____
22 Larry Raymond, Chairman
23



Caroline Craven, Secretary

Planning Commission Meeting

May 13, 2015

Please Sign In

NameCity of Residence[illegible][illegible]

